

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/8 Bardia Street, Heidelberg West Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$690,000 Property Type Townhouse Suburb Heidelberg West

Period - From 23/12/2024 to 22/12/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/1 Timor Pde HEIDELBERG WEST 3081	\$585,000	02/09/2025
2	4/20 Setani Cr HEIDELBERG WEST 3081	\$580,000	16/06/2025
3	1/14 Catalina St HEIDELBERG WEST 3081	\$630,000	16/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 23/12/2025 10:04



 2  2  1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Townhouse Price

23/12/2024 - 22/12/2025: \$690,000

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Comparable Properties



1/1 Timor Pde HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Private Sale

Date: 02/09/2025

Property Type: Townhouse (Single)

Land Size: 162 sqm approx



4/20 Setani Cr HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 16/06/2025

Property Type: Townhouse (Single)



1/14 Catalina St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 16/06/2025

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9842 8888